

# Landmark Chambers

## Barrister CV

Hashi Mohamed



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# Hashi Mohamed

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Hashi has been consistently listed as one of the highest rated planning barristers in England and Wales.



## Expertise

Planning, Environment

## Contact Practice Managers

### **Ben Connor**

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## Practice Summary

Hashi's practice focuses on all aspects of planning and environmental law, including housing, infrastructure, enforcement, development consent orders (DCO), and compulsory purchase work (CPO). Hashi appears on behalf of claimants and defendants and specialises in all aspects of planning and environmental law.

He undertakes work on behalf of a diverse range of clients including housebuilders and major landowners, SMEs and individuals, as well as local planning authorities across England and Wales; including at hearings and inquiries, local plan examinations, High Court and the Court of Appeal. He is ranked by Planning Magazine in the top 10 of 'Top Rated Juniors' in 2023.

Hashi is a published author of two critically acclaimed books; People Like Us; What it Takes to Make it in Modern Britain (Profile Books, January 2020) and A Home of One's Own: Why the Housing Crisis Matters (Profile Books, September 2022).

He is the Chair of Coin Street Housing Cooperative on the South Bank, responsible for 220 high quality affordable, social housing, including in the OXO Tower.

Hashi is fluent in Somali and French.

## Planning

Hashi is ranked in the Legal 500 as Tier 3 in Planning (London Bar) in 2024.

Hashi's planning practice includes:

- Housing related appeals under Section 78 TCPA inquiry appeals
- Section 288 and 289 TCPA statutory appeals to the High Court
- Highway matters; safety, cumulative impacts, capacity issues
- Enforcement matters including prosecutions of breach of enforcement notices and injunctions.
- Permitted Development rights and Certificates of Lawfulness
- Community Infrastructure Levy (CIL)
- Green belt matters- including NPPF and local policy related disputes
- Development in highly sensitive locations, including Areas of Outstanding Natural Beauty
- Heritage Impact Assessment
- Enforcement of Section 106 Agreements and similar litigation
- Criminal prosecutions under the Environmental prosecutions Act 1990
- Compulsory purchase appeals and compensation claims
- Advising on getting sites allocated, and on applications relating to already allocated sites.

### Neighbourhood Planning

Hashi is advising various clients with interests linked to Local Plans and Neighbourhood Plans, including those in the private sector, strategic land, housebuilders, local planning authorities and others at the following examinations.

- St Albans Local Plan Examination
- Cranbrook Plan Examination
- Uttlesford Local Plan Examination
- Sevenoaks Local Plan Examination
- Norton St Philip Neighbourhood Plan
- Mendip District Local Plan Part 1 and Part 2
- County Durham Local Plan
- Basildon Local Plan

## Planning Appeals, Inquiries and Hearings

Hashi Mohamed has appeared at over 250 planning inquiries and hearings, the most recent of which include:

**APP/T0355/W/22/3309308 – Mattel House, Vanwall Road, Maidenhead:** Full planning application for the demolition of the existing building and construction of 91 residential units together with associated works. Granted consent on appeal with partial costs.

**APP/H1840/W/22/3313745 - Land off Broadway Lane, Fladbury, Pershore:** Full planning application for the erection of 34 affordable homes, together with associated works. Granted consent on appeal with partial costs awarded.

**APP/A2280/W/22/3310119 - Land north of Moor Street & east of Otterham Quay Lane:** Full planning application for the erection of 66 residential dwellings (including 25% affordable housing) together with associated works. Granted consent on appeal.

**APP/Y3940/W/22/3309170 – Land off the B4069 East of Barrow Farm, Langley Burrell:** Outline application for a residential development (up to 230 dwellings) a local establishment and hot food takeaway (sui generis) with associated works. Allowed on appeal.

**APP/Y3940/W/22/3290305 - Land to the north of Whychurch Farm:** Appeal hearing on behalf of LPA (Wiltshire) for the construction of up to 71 dwellings and associated infrastructure. Allowed on appeal.

**APP/Y/3615/W/22/3298341 & 3298390 - North of Lodge Farm / Howard of Effingham School, Effingham:** Two appeals relating to land in the Green Belt for, *inter alia*, a new school, 209 dwellings, 4 self-build units, with access and associated works. Allowed on appeal.

**APP/D3125/W/22/3301202 – Land West of Wroslyn Road, Freeland:** Outline planning application for the erection of a retirement community of up to 160 extra care units (C2 Use Class) with associated works. Dismissed on appeal.

**APP/M2270/W/21/3273022 – Hawkhurst Golf Club, Hawkhurst:** Hybrid application for a relief road (Full) and outline planning permission for residential development (including C2/C3 care home, D1 facilities, doctors surgery, community hall, public car park, public park and associated parking. Dismissed appeal.

**APP/Y3940/W/21/3278256, 3278923 & 3282365 – Land at Filands Road, Malmesbury:** Three cojoined appeals relating to planning permission for residential development, the continued relevance / effect of a legal obligation and planning permission for residential development and land for a nursery and associated infrastructure. Partially allowed.

**APP/Y3940/W/21/3276908 – Land to the North of Bath Road, Pickwick:** Development for the construction of an 80- bedroom care home (C2) with associated access and infrastructure. Dismissed appeal.

**APP/Y3940/W/17/3190561 Old Sarum Airfield, Lancaster Road, Old Sarum, Salisbury, Wiltshire:** Two week inquiry by Old Sarum Airfield Limited for approximately 462 residential dwellings, a mixture of employment, commercial / leisure, office use (Class B1) and aviation uses. Dismissed on appeal.

**APP/H2265/W/19/3227034 Land east of Lavenders Road, West Malling, Kent:** Two week inquiry by Bellway Homes Strategic for an outline application for up to 80 residential dwellings (including 40% affordable housing), open space, drainage, access and associated works. Dismissed on appeal.

**APP/U1430/W/19/3234340 Land at Clavering Walk, Cooden, Bexhill on Sea:** One week inquiry for an outline application (with all matters reserved except for means of access) for residential development of up to 85 dwellings. Allowed on appeal.

**APP/U1430/W/20/3270665 Land off Spindlewood Drive, Bexhill on Sea:** Two week inquiry for an outline application by Exigo Project Solutions for residential development for circa 160 dwellings with all matters reserved other than access. Allowed on appeal.

## Environment

Hashi's Environmental practice includes:

- Environmental Impact Assessments and Strategic Environmental Assessments
- Appropriate Assessments
- Aarhus Convention, and in particular in relation to Protective Costs Order
- European Union Habitats/Birds Directive
- Flooding and Flood risk assessments
- Statutory Nuisance
- Public Nuisance.

## Qualifications

- 2009-2010 - Bar Vocational Course, City University London
- 2008-2009 -MSc, St-Antony's College, University of Oxford
- 2003-2007 - BA (Hons) Law and French, University of Hertfordshire
- 2005-2006 - Erasmus Scholar, Political History, Philosophy and French, Universite de Jean Monnet, St-Etienne

## Recommendations

"A delightful young barrister who takes cases on with a passion." "He is a good advocate who knows his planning law. Hashi is very well liked by clients."

**Planning, Chambers and Partners, 2024**

"Hashi is extremely personable and passionate about both planning and housing delivery. He is intellectually able, very quick on his feet and an impressive advocate. He has an uncanny ability to adjust his communication style to the person he is cross-examining, which proves extremely effective."

**Planning, Legal 500, 2024**

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**Planning, Legal 500, 2024**

"Enthusiastic and with a friendly approach."

**Planning, Legal 500, 2022**

"His engaging character helps get judges and planning inspectors on side."

**Planning, Legal 500, 2022**

## Cases and inquiries

27 09 24	High Court dismisses challenge to refusal of planning permission for controversial housing development on the basis of alleged procedural unfairness and failure to give reasons
22 08 24	Appeal allowed to enable Harold Wood hospital re-development
15 07 24	Secretary of State grants Sunnica Solar Farm DCO
16 12 22	Norton St Philip Parish Council v Mendip DC [2022] EWHC 3432 (Admin)
16 11 22	R. (on the application of Hardcastle) v Buckinghamshire Council [2022] EWHC 2905
03 02 21	R (on the application of McLaren) v Woking BC [2021] EWHC 698 (Admin)
02 10 20	R. (on the application of Lochailort Investments Ltd) v Mendip DC [2020] EWCA Civ 1259
31 07 20	Old Sarum Airfield v Secretary of State for Housing, Communities and Local Government [2020] EWHC 2112 (Admin)
11 05 20	R. (on the application of Lochailort Investments Ltd) v Mendip DC [2020] EWHC 1146 (Admin)

23 04 20	Wiltshire Council v Secretary of State for Housing, Communities and Local Government [2020] EWHC 954 (Admin)
08 10 19	R. (on the application of Lochailort Investments Ltd) v Mendip DC [2019] EWHC 2633 (QB)
16 01 19	R. (on the application of Shropshire Council) v Secretary of State for communities and Local Government [2019] EWHC 16 (Admin)
08 06 18	Provectus Remediation Ltd v Derbyshire CC [2018] EWHC 1412 (Admin)
12 01 18	Richborough Estates Ltd v Secretary of State for Housing, Communities and Local Government [2018] EWHC 33 (Admin)
31 03 17	Persimmon Homes (North East) Ltd v Newcastle City Council [2017] EWHC 688 (Admin)
15 02 16	Bromley LBC v Secretary of State for Communities and Local Government [2016] EWHC 595 (Admin)
04 05 15	Fox Land and Property LTD v (1) Secretary of State for Communities and local government (2) Castle Point Borough Council [2015] EWCA Civ 298
29 04 15	R. (on the application of Kasaj) v Secretary of State for the Home Department [2015] 4 WLUK 578
08 05 14	R (on the application of Holder) v Gedling Borough Council [2014] EWCA Civ 599
18 02 14	R. (on the application of Cornwall Council) v Secretary of State for Health [2014] EWCA Civ 12
13 06 13	R (on the application of Holder) v Gedling Borough Council [2013] EWHC 1611 (Admin)

## Publications

**Visit Rwanda: Britain's harsh welcome for refugees** – June 2022

**Planning, Housing & Politics** – Feb 2022

**Don't turn the clock back on racial justice** – April 2021

**People Like Us – R4 Book of the Week – Oct 2020**

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**Sir William Macpherson on what’s happened since Stephen Lawrence Inquiry – March 2019**

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**Macpherson: What Happened Next – March 2019**

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**BBC Radio 4, Start the Week: Jordan Peterson, Rules for Life – May 2018**

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**As more young people die on London’s streets, its time to take drastic measures – April 2018**

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**Scott. E. Page – Diversity Bonus: the intellectual and moral case for diversity – August 2017**

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**Setting UP Home: BBC Radio 4, The Fix – August 2017**

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**Telling children ‘hard work gets you to the top’ is a lie – April 2017**

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**The ‘case for the wild card’ – April 2017**

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**Adventures in Social Mobility: BBC Radio 4 – April 2017**

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**The Boat Children, my time in Italy – December 2015**

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**A tale of two Alis, a bit more about my background – December 2015**

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**My lecture on terrorism in London, Response to Terror – July 2015**

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